

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Peri-urban use zone to Industrial (Manufacturing) use zone in Penjerla Village of Kothur Mandal, Mahabubnagar District – Draft variation in respect of Pocket-I – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I1) DEPARTMENT

**G.O.Ms.No. 401**

**Dated:23.08.2013.**

Read the following:

1. From the Collector and District Magistrate, Mahabubnagar, D.O.Letter No.824/S/2013, dated 05.03.2013 addressed to Commissioner of Industries.
2. From the Commissioner of Industries, Hyderabad, Letter No.29/1/2013/5161, dated 16.3.2013 addressed to the MC/CPO, HMDA, Hyderabad.
3. Government Letter No.5931/I1/2013-1, MA&UD Department, dated:21.03.2013.
4. From the Commissioner of Industries, Hyderabad, Letter No.29/1/2013/5161, dated 26.3.2013.
5. Government Letter No.5931/I1/2013-2, MA&UD Department, dated:08.04.2013.
6. From the MC, HMDA Hyderabad, Letter No.Misc/MP1/P/H/2013, dated 06.05.2013.
7. From the Commissioner of Industries, Hyderabad, Letter No.29/1/2013/5161, dated 15.05.2013.
8. Government Letter No.5931/I1/2013-3, MA&UD Department, dated:20.06.2013.
9. Government Memo No.5931/I1/2013-4, MA&UD Department, dated:03.07.2013.
10. From the MC, HMDA Hyderabad, Letter No.45/MP1/Plg/HMDA/2013, dated 03.07.2013 & 01.08.2013.
11. From Prl Secy to Government, Industries & Commerce Dept Note dt:03.08.2013.

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**ORDER:**

The draft variation to the Change of land use from Peri-urban use zone to Industrial (Manufacturing) use zone in Penjerla Village of Kothur Mandal, Mahabubnagar District issued in Government Memo 9<sup>th</sup> read above was published in the extraordinary issue of Andhra Pradesh Gazette No.464, Part-I, dated 08.07.2013. Government after careful examination of the matter hereby confirmed the draft variation in respect of Pocket-I duly after disposing the objection received in the mater as per rules.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated:**28.08.2013**.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.S.K.JOSHI,**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.  
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.  
The Commissioner of Industries, AP., Hyderabad.  
The Industries and Commerce Department.

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Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.

The District Collector, Mahabubnagar District.

The Industries and Commerce Department.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

#### **APPENDIX** **NOTIFICATION**

Whereas, the District Collector, Mahabubnagar in his letter 1<sup>st</sup> read above has informed that, the P&G has decided to locate their manufacturing unit at Penjerla Village, Kothur Mandal, Mahabubnaar District and has acquired 170 acres of land for the purpose. At the time of acquisition, it was not in the limits of HMDA. They are in the process of constructing their factory with zero discharge facilities. However, in the recently notified HMDA Master Plan this location is marked as Peri- urban zone. The Collector has informed that there is a need to change the use of the said land to manufacturing zone. This will go a long way in ensuring generation of quality employment opportunities in the area. He has further stated that, another leading multinational has been in the final stages of acquiring about 50 acres land adjacent to the P&G site. Hence, this area needs to be reclassified as manufacturing zone from peri urban zone. The P&G has recommended its supplies to locate in the vicinity. In order to fully realize the advantages of prestigious manufacturing facilities coming up on said area, about 200 acres is proposed to be additionally included in the manufacturing zone. The District Collector, Mahabubnagar has recommended that the above mentioned area may be declared as manufacturing zone in the interest of creating employment opportunities in the area and for the comprehensive development of the area.

2. Whereas, the Commissioner of Industries A.P. Hyderabad in his letter 4<sup>th</sup> read above, has informed that as per report of the District Collector, Mahabubnagar that the M/s.Protector & Gamble Home Products Limited has decided to locate their manufacturing unit at Penjerla Village, Kothur Mandal, Mahabubnagar district and has acquired 170 acres of land for the purpose. They have identified about 170 acres of land and the proposal was approved by the SIPB headed by the Hon'ble Chief Minister of Andhra Pradesh and they have filed applications for various clearance / approvals through the Single Window Clearance. Further, informed that they have got the clearances of APPCB and building permission is pending with HMDA for want of no objection certificate from Airport Authority of India. The Commissioner of Industries has requested the Government to consider the request of the applicant i.e conversion of land from Peri-urban zone to manufacturing use zone for about 508 acres of land in Penjerla, Khajaguda & Kodicherla Villages of Kothur Mandal, Mahabubnagar District and this facilitates in attracting investments to the state and providing employment to the local people and also overall growth of state economy and hence, requested to revise the master plan as per procedure in vogue.

3. Whereas, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad in his report 6<sup>th</sup> read above stated that the Master Plan for the above said Village, Penjerla, Khajaguda and Kodicherla villages of Kothur Mandal of Mahabubnagar District is covered in the MDP – 2031, notified vide G.O.Ms.No.33, MA&UD, dated 24.01.2013. As per the notified zoning and Development Regulations, the Industrial / Manufacturing use is not permissible in conservation and peri urban use zone, and the water body shall not be disturbed. Further, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has stated that the land is shown as two pockets, one pocket falling in Penjerla and Khajaguda Villages through which one village road is passing which is existing WBM road and 33'-0" wide. The second pocket is falling in Khajaguda and Kodicherla village abutting an existing 40'-0" B T road (connecting Penjerla and Kodicherla village settlement) and another cart track existing 15'-0"/16'-0" wide and proposed 18 meters road are passing through Sy.Nos.23, 24, 30 and 34 of Kodicherla village. In view of the fact, that Hon'ble Minister for Industries assured proactive approach from Government of Andhra Pradesh and promised Single Window clearance and as the District Collector and Commissioner of Industries and Principal Secretary to Government, Industries and Commerce Department have requested for Change Land Use, the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad has therefore recommended to the Government that the proposal may be considered for change of land use from Peri-urban and Conservation use to Manufacturing use zone in respect of lands requisitioned for Change of Land Use by the Commissioner of Industries.

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4. Government after careful examination of the recommendations of District Collector, Mahabubnagar, Commissioner of Industries, A P Hyderabad and Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, decided to issue orders for change of land use in the matter.

5. Accordingly, Government have issued the draft variation to the land use envisaged in the Notified MDP-2031 vide G.O.Ms.No.33, MA&UD Department, dated 24.01.2013, in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008) calling for objections / suggestions from the general public. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority also published a notice in newspapers on 12.07.2013 calling for objections / suggestions as specified in sub-section (3) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification. The notification also published in the Extra-ordinary issue of Andhra Pradesh Gazette, vide A P Gazette, Part-1 extraordinary Gazette No.464 dt:08.07.2013 .

6. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in his report 10<sup>th</sup> read above has informed that no objections and suggestions are received within the stipulated time against proposed change of land use in the matter. An objection is received by Government from Sri. M. Rami Reddy, S/o M. Anji Reddy and 6 others in respect of Sy.No.241 of Penjerla Village, Kothur (M), Mahabubnagar Dist. The same have examined and decided to delete the said Survey Number in the confirmation orders and to include the lands under P&G ownership only in the said survey number in confirmation orders.

7. The Industries & Commerce Department in their Ir 11<sup>th</sup> read above has informed that no objections/suggestions have been received within the stipulated period. The Hyderabad Metropolitan Development Authority has got consent letters from P&G for their lands (Sy.No.241 to 245, 275 to 284 of Penjerla) and from landlords of lands (Sy.No.286,288 to 292, 307, 330, 333, 334, 335 of Penjerla) . In view of the prestigious nature of investments in a challenging investment climate in the State, the Industries and Commerce Department has recommended that confirmation Government orders may be issued covering the above said survey numbers with a condition to collect all conversion (development) charges while giving development permission to enable P&G to implement their project as well as their proposed expansion.

8. Government after careful examination of the recommendations of District Collector, Mahabubnagar District, Commissioner of Industries, A.P, Hyderabad, Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad and Industries and Commerce Department, decided to confirm the draft variation issued vide memo 9<sup>th</sup> read above in respect of Pocket-I to an extent of Ac.257.00 after disposing the objection received in the mater as per rules.

9. Now, in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation which has been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.464, Part-I, dated 08.07.2013 as required by sub-section (3) of the said section.

#### **VARIATION (Pocket-I)**

The site in Sy.Nos.241/P, 242, 243, 244, 245/P, 275/P, 276/P, 277, 278, 279, 280, 281, 282/P, 283/P, 284/P, 286, 288, 289, 290, 291, 292, 307, 330, 333, 334, 335 of Penjerla Village, Kothur Mandal of Mahabubnagar District to an extent of Ac.257.00 of Penjerla Village, Kothur Mandal, Mahabubnagar District which is presently earmarked for Peri-Urban Use Zone in the notified MDP-2031 vide G.O.Ms.No.33, MA&UD Department, dated 24.01.2013, is now be designated as Industrial (Manufacturing) use zone, subject to the following conditions, that:

1. the applicants (companies concern) shall pay proportional conversion (development charges) to HMDA before taking development permission.
2. the management of Proctor & Gamble shall obtain required permission from HMDA to the construction already made duly paying all fees and charges including compounding fee to the HMDA.
3. required other applicable conditions including maintenance of buffer etc shall be scrupulously followed.
4. the companies concerned shall take prior permissions duly submitting all required NOC's from the concerned departments.

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5. in case of existence of water bodies the same need to be preserved and protected along with required buffer zone.
6. master plan roads and existing road need to be maintained and the land falling in master plan road shall be surrendered to local body free of cost.
7. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

**SCHEDULE OF BOUNDARIES**

**NORTH** : Sy.No.340 & 343 of Penjerla Village and existing Village Road passing through Sy.Nos.342, 343, of Penjerla Village.

**SOUTH** : Sy.Nos.298, 295, 294(P), 274 of Penjerla Village and Sy.No.28 of Enmulnarva Village.

**EAST** : Sy.Nos.336, 337, 338, 236, 237/1(P), 238, 239, 251, 250, 246, 259, 261, 273(P) of Penjerla Village.

**WEST** : Proposed 45 meters road in the MDP-2031 passing through Sy.Nos.342(P), 341(P), 326(P), 332(P), 331(P), 329(P), 330(P), 308(P), 307(P), 290(P), 306(P), 305/1(P), 297(P) of Penjerla Village.

**Dr.S.K.JOSHI,  
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER